

## **Parcel Maps and Final (tract) Maps**

### **1. California Coordinate System**

California Coordinate System is required with the closure calculations for all maps.

Show at least two coordinate points (grid factor) on the map.

### **2. Monuments Requirements**

- Set Street Monuments per City's Standard Drawing No. 446, stamped R.C.E. or L.S. at all street intersections and street centerlines.
- Set 3/4" Iron Pipe 3 feet deep stamped R.C.E. or L.S. at all subdivision boundary points not common to points in previous established subdivisions and points of control.
- Set Nail and Tag marked R.C.E. or L.S. on top of curb at the prolongation of all property lines.

### **3. Public Utility & Services Easement (PSUE)**

10' public service utility easement shall be dedicated along all street frontages and along City maintained on-site utilities (proposed or existing).

### **4. Slope Easements (SE)**

Slope easement shall be dedicated wherever the top or toe of the public street does not coincide within the street right of way.

### **5. Title sheet Statements / Certificates**

## **OWNER'S STATEMENT:**

We hereby state that we are the owners of or have some right, title, or interest in and to the real property included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said real property; that we consent to the making and recording of this subdivision map as shown within the distinctive boundary line. We hereby offer for dedication to City of Milpitas for public use for operation, alteration, relocation, maintenance, repair and replacement of all public service facilities and their appurtenances, over, under, along and across the following:

1. Lots "?" and "?" for street and public utility purposes.
2. Easement "?" and "?" for public service, utility and sidewalk easement purposes (PSUSE).
3. Easement "?" for landscaping and open space purposes (OS).
4. Easement "?" for emergency vehicle access purposes (EAE).

5. Easement “?” for slope maintenance purposes (SE).
6. All vehicular access rights to\_\_\_\_\_ Street, except at approved street intersections and approved driveway locations, designated as ////////// .

The above mentioned easements (PSUE, OS, SE, EAE) shall remain open and free from buildings and structures of any kind except public service and public utility structures and their appurtenances, irrigation systems and their appurtenances and lawful fences. Unobstructed continuous access shall be maintained at all times.

**WORDING FOR MAPS WITH PRIVATE STREETS (where applicable):**

We also hereby retain for the private use of the lot owners within this subdivision, their licenses, visitors and tenants with maintenance thereof by their lot owners the following:

1. Lot “ ? ”, for private street purposes.
2. Lots “ ? ”, “?”, and “?”, for private open spaces purposes (OS).
3. Easement “?”, for private mutual sidewalk purposes (PMSE).

The designated private streets on this map are not part of the City of Milpitas street system and are not accepted for public maintenance.

OWNER(s):

\_\_\_\_\_  
(notarized signatures)                      date

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ (Notary's name), personally appeared (here insert the name and title of the officer), \_\_\_\_\_

\_\_\_\_\_  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies) and that by his/her/their signature(s) on the Instrument the person(s), or the entity upon behalf of which the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand.

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Principal Place of Business \_\_\_\_

My Commission Expires \_\_\_\_\_

**ENGINEER'S (SURVEYOR'S) STATEMENT**

This map was prepared by me or under my direction (and was compiled from record data) (and is based upon a field survey) in conformance with the requirements of the Subdivision Map Act at the request of (name of person authorizing map) on (date). I hereby state that this final map (parcel map) complies with final map (parcel map) procedures of the City of Milpitas and that this final map (parcel map) conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to the filing of the final map (parcel map), and it is technically correct.

Signed \_\_\_\_\_  
Date

R.C.E. (L.S.) No. \_\_\_\_\_ Expiration date \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I hereby state that I have examined the herein map; that the subdivision as shown therein is substantially the same as it appeared on the tentative map and any approved alterations thereof; that this subdivision complies with provisions of the Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map.

Signed \_\_\_\_\_  
Greg Armendariz date  
City Engineer, City of Milpitas  
R.C.E. No. 40283, Expiration date December 31, 2006

**CITY SURVEYOR'S STATEMENT**

I hereby state that I have examined the herein map and that I am satisfied that said map is technically correct.

Signed \_\_\_\_\_  
Michael K. Cooper date  
Acting City Surveyor, City of Milpitas  
Harris & Associates  
R.C.E. No. 29072, Expiration date March 31, 2007

**CITY CLERK'S CERTIFICATE:**

I, Mary Lavelle, City Clerk of the City of Milpitas, California, hereby certify that said City Council (or the Planning Commission of the City of Milpitas on behalf of said City Council), as governing body of said city at a regular meeting held on \_\_\_\_\_, 20\_\_, has taken the following actions:

1. Approved this Tract Map No. \_\_\_\_\_ or Parcel Map.
2. For assessment districts created by this governing body, the Council has determined that provision has been made for segregation of the responsibility of each of the proposed new parcels for a portion of the assessment payment obligation in the manner provided in the statute pursuant to which the assessments were levied or to which the bonds were issued: Local Improvement District No. \_\_\_\_\_ and Landscaping and Lighting Maintenance Assessment District No. \_\_\_\_\_. (Omit if not applicable).
3. Accepted, subject to improvement, on behalf of the public those parcels of land offered for dedication for public use in conformity with the terms of offer of dedication to wit:

(List accepted lots and easements word-by-word from the Owner's Statement)

and not accepted at this time, on behalf of the public:

(List not accepted lots and easements word-by-word from the Owner's Statement)

Dated: \_\_\_\_\_

\_\_\_\_\_  
Mary Lavelle  
City Clerk, City of Milpitas

**RECORDER'S STATEMENT**

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, at \_\_\_\_ m. in Book of Maps \_\_\_\_\_,  
at Pages \_\_\_\_\_, series numbers \_\_\_\_\_, at the request of \_\_\_\_\_.

Fee \_\_\_\_\_

Brenda Davis  
Santa Clara County Recorder

By \_\_\_\_\_  
Deputy

### **ABANDONMENT STATEMENT**

Pursuant to Section 66434(g) of the Subdivision Map Act, the filing of this map shall constitute abandonment of the following:

(List precise description of street (s) and easement (s) being abandoned including recording data)

All other public streets and easements not specifically listed hereon for abandonment are retained for public use.